

MEMORANDUM FOR FEDERAL AGENCIES

FROM: 
CLARK VAN EPPS
DIRECTOR
REAL PROPERTY UTILIZATION & DISPOSAL

SUBJECT: Notice of Availability of Excess Real Property
95th Avenue and Bethany Home Road
GSA Control No. 9-I -AZ-852

The real property described on the attached sheets is excess and is hereby offered to other Federal Agencies for possible utilization pursuant to provisions contained in the "Property Act"(40 U.S.C. 101) and in accordance with procedures established by the Federal Management Regulations 41 (CFR 102-75).

The purpose of this notice is to determine whether there is any further Federal Government need for this property. If there is not, the property will be determined surplus to the needs of the Federal Government and disposed of under existing laws and regulations.

You are requested to advise this office no later than thirty (30) days after the date of this letter in the event your agency is interested in acquiring this property. Please send letters of interest to:

General Services Administration
ATTN: Chelsey Gross, Realty Specialist
Property Disposal Division (9PZ)
450 Golden Gate Avenue 4th Floor-East
San Francisco, CA 94102-3434
(415) 522-3331 Fax 415-522-3213
chelsey.gross@gsa.gov

Attachments

U.S. General Services Administration

450 Golden Gate Avenue
San Francisco, CA 94102-3434
www.gsagov

NOTICE OF AVAILABILITY OF EXCESS REAL PROPERTY

- 1. GSA Control Number:** 9-I-AZ-852-AA
- 2. Property Identification:** 95th Avenue and Bethany Home Road
- 3. Property Location:** The Property is located at the south eastern corner of 95th Avenue and Bethany Home Road in the city of Glendale, Maricopa County, in the state of Arizona. The project area is located just south of Bethany Home Road, east and parallel to Interstate Highway 101. Just north of Bethany Home Road, beyond the Grand Canal, is the University of Phoenix Cardinals Football Stadium. East, west, and directly south of the property is vacant, disturbed or fallowed agriculture land. Further south are residences; I-101 highway is about ½ mile west of the property.
- 4. Name of Holding Agency:** Bureau of Reclamation
6150 West Thunderbird Road
Glendale, AZ 85072-2025
- 5. Custodian:** Bureau of Reclamation
6150 West Thunderbird Road
Glendale, AZ 85072-2025
(623) 773-6243
- 6. Land Data:** The property consists of a narrow (10 foot wide) parcel of land, containing 12,785 s.f. or 0.29 acres.
- 7. Holding Agency Use:** Irrigation Canal
- 8. Range of Possible Uses:** Mixed-Use or Residential Development
- 9. Utilities:** Electric Utilities are provided by Arizona Public Service. Natural Gas is provided by Southwest Gas. Water/Sewer Utilities are provided by the City of Chandler. Telephone Services are provided by Qwest/Cox.

10. Environmental Data:

There are no known CERCLA-related environmental conditions present on the property, nor is there evidence of environmental impact beneath the site. The Bureau of Reclamation has complied with NEPA

11. Zoning:

The site is zoned PAD, Planed Area Development, under the jurisdiction of the city of Glendale.

12. Reimbursement:

Full reimbursement at fair market value is required.

13. Expressed Interest:

CCP Investments #3 LLC
One Arizona Center
Phoenix, AZ 85004

14. Historical Data:

The property has no historic significance and is not registered on the National Register of Historic Places

15. GSA Representative:

Karen Hoover, Realty Specialist
Phone: (415) 522-3428
Fax: (415) 522-3213
E-mail: karen.hoover@gsa.gov

Chelsey Gross, Realty Specialist
Phone: (415) 522-3331
Fax: (415) 522-3213
E-mail: chelsey.gross@gsa.gov

Subject Property Aerial Photo 2009





VIEW LOOKING EAST ON BETHANY HOME ROAD,
SUBJECT PROPERTY AND THE ADJACENT CONTIGUOUS SITE ON THE RIGHT



VIEW LOOKING WEST ON BETHANY HOME ROAD AT 91ST AVENUE,
SUBJECT SITE ONE-HALF MILE AHEAD ON THE LEFT



VIEW OF THE SUBJECT SITE, AS A NARROW STRIP OF
LAND FOLLOWING THE ROAD ALIGNMENT



VIEW LOOKING SOUTH AT THE SUBJECT SITE, AS A NARROW STRIP OF LAND,
AT THE ROAD ALIGNMENT, CROSSING BETHANY HOME ROAD



VIEW LOOKING SOUTH AT THE SUBJECT PARCEL, AS A NARROW STRIP OF LAND AT THE ROAD ALIGNMENT, BETWEEN THE PINK SURVEY WISKERS



VIEW LOOKING NORTH AT THE SUBJECT SITE, AS A NARROW LAND PARCEL AT THE ROADWAY ALIGNMENT, BETWEEN THE PINK SURVEY WISKERS



VIEW OF THE SUBJECT SITE ON THE RIGHT, AND THE CONTIGUOUS LAND TO THE EAST,
AT THE SOUTHEAST CORNER OF BETHANY HOME ROAD AND THE 95th AVENUE ALIGNMENT



VIEW OF CONTIGUOUS LAND EAST OF THE SUBJECT SITE, LOOKING SOUTHWEST
FROM THE SOUTHWEST CORNER OF BETHANY HOME ROAD AND 91st AVENUE